Transaction Set 824 - Application Advice

HUD uses Transaction Set 824 (Application Advice) for indicating to the mortagees or service bureaus who sent a transaction set 820 (Payment Order) via EDI if that TS 820 was submitted correctly or if errors had occurred in the TS 820 leading to a rejection. Within HUD's Upfront Mortgage Insurance Premium trading group, HUD's EDI Bank is always the **sender** of TS 824, the trading partners are the **receivers**.

Transaction Set 824 Outline

The following pages present the 824 transaction set outline in response to transaction set 820. It is based on version 004010 of the X12 standard.

824 Application Advice for Mortgage Insurance Premiums

Functional Group ID=AG

Introduction:

This Draft Standard for Trial Use contains the format and establishes the data contents of the Application Advice Transaction Set (824) for use within the context of an Electronic Data Interchange (EDI) environment. The transaction set can be used to provide the ability to report the results of an application system's data content edits of transaction sets. The results of editing transaction sets can be reported at the functional group and transaction set level, in either coded or free-form format. It is designed to accommodate the business need of reporting the acceptance, rejection or acceptance with change of any transaction set. The Application Advice should not be used in place of a transaction set designed as a specific response to another transaction set (e.g., purchase order acknowledgment sent in response to a purchase order).

Notes: This 824, Application Advice, is used for MIP, Mortgage Insurance Premiums.

Heading:

	Pos. No.	Seg. ID	Name	Req. Des.	Max.Use	Loop Repeat	Notes and Comments
Must Use	010	ST	Transaction Set Header	M	1		
Must Use	020	BGN	Beginning Segment	M	1		
			LOOP ID - N1			>1	
Not Used	030	N1	Name	O	1		
Not Used	040	N2	Additional Name Information	O	2		
Not Used	050	N3	Address Information	O	2		
Not Used	060	N4	Geographic Location	O	1		
Not Used	070	REF	Reference Identification	O	12		
Not Used	080	PER	Administrative Communications Contact	O	3		

Detail:

	Pos. No.	Seg. ID	Name	Req. Des.	Max.Use	Loop Repeat	Notes and Comments
			LOOP ID - OTI			>1	
Must Use	010	OTI	Original Transaction Identification	M	1		n1
Not Used	020	REF	Reference Identification	O	12		n2
Not Used	030	DTM	Date/Time Reference	O	2		n3
Not Used	040	PER	Administrative Communications Contact	O	3		n4
	050	AMT	Monetary Amount	O	>1		n5
	060	QTY	Quantity	O	>1		n6
Not Used	065	NM1	Individual or Organizational Name	O	9		n7
			LOOP ID - TED			>1	
Not Used	070	TED	Technical Error Description	O	1		
Not Used	080	NTE	Note/Special Instruction	O	100		
Not Used	082	RED	Related Data	O	100		n8
			LOOP ID - LM			>1	
	085	LM	Code Source Information	O	1		n9

		LOOP ID - LQ			100	
Must Use	086	LQ	Industry Code	M	1	
	087	RED	Related Data	O	100	n10
Must Use	090	SE	Transaction Set Trailer	M	1	

Transaction Set Notes

1. The OTI loop is intended to provide a unique identification of the transaction set that is the subject of this application acknowledgment.

2. The REF segment allows for the provision of secondary reference identification or numbers required to uniquely identify the original transaction set. The primary reference identification or number should be provided in elements OTI02-03.

3. The DTM segment allows for the provision of date, time, or date and time information required to uniquely identify the original transaction set.

4. The PER segment should be utilized if administrative communications contact information is important to the unique identification of the original transaction set.

5. The AMT segment should be utilized if monetary amount information is important to the unique identification of the original transaction set.

6. The QTY segment should be utilized if quantity information is important to the unique identification of the original transaction set.

7. The NM1 segment allows for the provision of entity identification information required to uniquely identify the original transaction set.

8. The RED segment may be used to provide data related to the error condition specified in the associated TED01 element.

9. The LM loop is used to identify industry-based or proprietary application error conditions.

10. The RED segment may be used to provide data related to the error condition specified in the associated LQ02 element.

Data Mapping Guide
Transaction Set 824 (for TS 820)
Upfront Single Family Premium Collection

Segment:	**ST** Transaction Set Header
Position:	010
Loop:	
Level:	Heading:
Usage:	Mandatory
Max Use:	1
Purpose:	To indicate the start of a transaction set and to assign a control number
Syntax Notes:	
Semantic Notes:	1 The transaction set identifier (ST01) used by the translation routines of the interchange partners to select the appropriate transaction set definition (e.g., 810 selects the Invoice Transaction Set).
Comments:	
Notes:	The ST segment is required each time a Transaction Set is sent.

Data Element Summary

	Ref. Des.	Data Element	Name		Attributes
Must Use	ST01	143	**Transaction Set Identifier Code**	M	ID 3/3
			Code uniquely identifying a Transaction Set		
			824 Application Advice		
Must Use	ST02	329	**Transaction Set Control Number**	M	AN 4/9
			Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set		
			NOTE: The control number is assigned and generated by the HUD's translation software. It should be sequential within the functional group to aid in error recovery and research. The control number in the ST segment (ST02) must be identical to the control number in the SE segment (SE02) for each transaction.		

Segment:	**BGN** Beginning Segment
Position:	020
Loop:	
Level:	Heading:
Usage:	Mandatory
Max Use:	1
Purpose:	To indicate the beginning of a transaction set
Syntax Notes:	1 If BGN05 is present, then BGN04 is required.
Semantic Notes:	1 BGN02 is the transaction set reference number.
	2 BGN03 is the transaction set date.
	3 BGN04 is the transaction set time.
	4 BGN05 is the transaction set time qualifier.
	5 BGN06 is the transaction set reference number of a previously sent transaction affected by the current transaction.
Comments:	

Data Element Summary

	Ref. Des.	Data Element	Name		Attributes
Must Use	BGN01	353	**Transaction Set Purpose Code**	M	ID 2/2
			Code identifying purpose of transaction set		
			11 Response		
Must Use	BGN02	127	**Reference Identification**	M	AN 1/30
			Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier		
			The ISA13 value from the originating mortgagee's payment file will be reported.		
Must Use	BGN03	373	**Date**	M	DT 8/8
			Date expressed as CCYYMMDD		
			The date the originating mortgagee's payment file loaded into the EDI Bank EDI warehouse will be reported.		
	BGN04	337	**Time**	X	TM 4/8
			Time expressed in 24-hour clock time as follows: HHMM, or HHMMSS, or HHMMSSD, or HHMMSSDD, where H = hours (00-23), M = minutes (00-59), S = integer seconds (00-59) and DD = decimal seconds; decimal seconds are expressed as follows: D = tenths (0-9) and DD = hundredths (00-99)		
			The time the originating mortgagee's payment file loaded into the EDI Bank EDI warehouse will be reported.		
	BGN05	623	**Time Code**	O	ID 2/2
			Code identifying the time. In accordance with International Standards Organization standard 8601, time can be specified by a + or - and an indication in hours in relation to Universal Time Coordinate (UTC) time; since + is a restricted character, + and - are substituted by P and M in the codes that follow Refer to 004010 Data Element Dictionary for acceptable code values.		
	BGN06	127	**Reference Identification**	O	AN 1/30
			Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier		
	BGN07	640	**Transaction Type Code**	O	ID 2/2
			Code specifying the type of transaction		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
	BGN08	306	**Action Code**	O	ID 1/2
			Code indicating type of action		
			Refer to 004010 Data Element Dictionary for acceptable code values.		

Electronic Data Interchange

| BGN09 | 786 | Security Level Code | O | ID 2/2 |

Code indicating the level of confidentiality assigned by the sender to the information following

Refer to 004010 Data Element Dictionary for acceptable code values.

Segment:	**OTI** Original Transaction Identification	
Position:	010	
Loop:	OTI Mandatory	
Level:	Summary:	
Usage:	Mandatory	
Max Use:	1	
Purpose:	To identify the edited transaction set and the level at which the results of the edit are reported, and to indicate the accepted, rejected, or accepted-with-change edit result	
Syntax Notes:	1	If OTI09 is present, then OTI08 is required.
Semantic Notes:	1	OTI03 is the primary reference identification or number used to uniquely identify the original transaction set.
	2	OTI06 is the group date.
	3	OTI07 is the group time.
	4	If OTI11 is present, it will contain the version/release under which the original electronic transaction was translated by the receiver.
	5	OTI12 is the purpose of the original transaction set, and is used to assist in its unique identification.
	6	OTI13 is the type of the original transaction set, and is used to assist in its unique identification.
	7	OTI14 is the application type of the original transaction set, and is used to assist in its unique identification.
	8	OTI15 is the type of action indicated or requested by the original transaction set, and is used to assist in its unique identification.
	9	OTI16 is the action requested by the original transaction set, and is used to assist in its unique identification.
	10	OTI17 is the status reason of the original transaction set, and is used to assist in its unique identification.
Comments:	1	OTI02 contains the qualifier identifying the business transaction from the original business application, and OTI03 will contain the original business application identification.
	2	If used, OTI04 through OTI08 will contain values from the original electronic functional group generated by the sender.
	3	If used, OTI09 through OTI10 will contain values from the original electronic transaction set generated by the sender.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	OTI01	110	**Application Acknowledgment Code**	**M ID 1/2**
			Code indicating the application system edit results of the business data	
			TA Transaction Set Accept	
			TR Transaction Set Reject	
Must Use	OTI02	128	**Reference Identification Qualifier**	**M ID 2/3**
			Code qualifying the Reference Identification	
			TN Transaction Reference Number	
			ZZ Mutually Defined	
Must Use	OTI03	127	**Reference Identification**	**M AN 1/30**
			Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier	
			Trace number from the original payment instruction or the value NV will be reported.	
Not Used	OTI04	142	**Application Sender's Code**	**O AN 2/15**
			Code identifying party sending transmission; codes agreed to by trading	

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			partners		
Not Used	OTI05	124	**Application Receiver's Code**	**O**	**AN 2/15**
			Code identifying party receiving transmission. Codes agreed to by trading partners		
Not Used	OTI06	373	**Date**	**O**	**DT 8/8**
			Date expressed as CCYYMMDD		
Not Used	OTI07	337	**Time**	**O**	**TM 4/8**
			Time expressed in 24-hour clock time as follows: HHMM, or HHMMSS, or HHMMSSD, or HHMMSSDD, where H = hours (00-23), M = minutes (00-59), S = integer seconds (00-59) and DD = decimal seconds; decimal seconds are expressed as follows: D = tenths (0-9) and DD = hundredths (00-99)		
	OTI08	28	**Group Control Number**	**X**	**N0 1/9**
			Assigned number originated and maintained by the sender		
			The GS06 element from the original 820 transaction set will be reported in this data element.		
	OTI09	329	**Transaction Set Control Number**	**O**	**AN 4/9**
			Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set		
	OTI10	143	**Transaction Set Identifier Code**	**O**	**ID 3/3**
			Code uniquely identifying a Transaction Set		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
	OTI11	480	**Version / Release / Industry Identifier Code**	**O**	**AN 1/12**
			Code indicating the version, release, subrelease, and industry identifier of the EDI standard being used, including the GS and GE segments; if code in DE455 in GS segment is X, then in DE 480 positions 1-3 are the version number; positions 4-6 are the release and subrelease, level of the version; and positions 7-12 are the industry or trade association identifiers (optionally assigned by user); if code in DE455 in GS segment is T, then other formats are allowed Refer to 004010 Data Element Dictionary for acceptable code values.		
	OTI12	353	**Transaction Set Purpose Code**	**O**	**ID 2/2**
			Code identifying purpose of transaction set		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
	OTI13	640	**Transaction Type Code**	**O**	**ID 2/2**
			Code specifying the type of transaction		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
	OTI14	346	**Application Type**	**O**	**ID 2/2**
			Code identifying an application		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
	OTI15	306	**Action Code**	**O**	**ID 1/2**
			Code indicating type of action		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
	OTI16	305	**Transaction Handling Code**	**O**	**ID 1/2**
			Code designating the action to be taken by all parties		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
	OTI17	641	**Status Reason Code**	**O**	**ID 3/3**
			Code indicating the status reason		
			Refer to 004010 Data Element Dictionary for acceptable code values.		

Segment: $\mathbf{AMT}$ Monetary Amount
Position: 050
Loop: OTI   Mandatory
Level: Summary:
Usage: Optional
Max Use: >1
Purpose: To indicate the total monetary amount
Syntax Notes:
Semantic Notes:
Comments:

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes	
Must Use	AMT01	522	**Amount Qualifier Code**	M	ID 1/3
			Code to qualify amount		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
Must Use	AMT02	782	**Monetary Amount**	M	R 1/18
			Monetary amount		
			The payment amount from the BPR02 element of the original 820 transaction set will be reported in this data element.		
	AMT03	478	**Credit/Debit Flag Code**	O	ID 1/1
			Code indicating whether amount is a credit or debit		
			Refer to 004010 Data Element Dictionary for acceptable code values.		

Segment:	**QTY** Quantity				

Position: 060
Loop: OTI   Mandatory
Level: Summary:
Usage: Optional
Max Use: >1
Purpose: To specify quantity information
Syntax Notes: 1 At least one of QTY02 or QTY04 is required.
2 Only one of QTY02 or QTY04 may be present.
Semantic Notes: 1 QTY04 is used when the quantity is non-numeric.
Comments:

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes	
Must Use	QTY01	673	**Quantity Qualifier**	M	ID 2/2
			Code specifying the type of quantity		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
	QTY02	380	**Quantity**	X	R 1/15
			Numeric value of quantity		
Not Used	QTY03	C001	**Composite Unit of Measure**	O	
			To identify a composite unit of measure (See Figures Appendix for examples of use)		
Not Used	C00101	355	**Unit or Basis for Measurement Code**	M	ID 2/2
			Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
Not Used	C00102	1018	**Exponent**	O	R 1/15
			Power to which a unit is raised		
Not Used	C00103	649	**Multiplier**	O	R 1/10
			Value to be used as a multiplier to obtain a new value		
Not Used	C00104	355	**Unit or Basis for Measurement Code**	O	ID 2/2
			Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
Not Used	C00105	1018	**Exponent**	O	R 1/15
			Power to which a unit is raised		
Not Used	C00106	649	**Multiplier**	O	R 1/10
			Value to be used as a multiplier to obtain a new value		
Not Used	C00107	355	**Unit or Basis for Measurement Code**	O	ID 2/2
			Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
Not Used	C00108	1018	**Exponent**	O	R 1/15
			Power to which a unit is raised		
Not Used	C00109	649	**Multiplier**	O	R 1/10
			Value to be used as a multiplier to obtain a new value		
Not Used	C00110	355	**Unit or Basis for Measurement Code**	O	ID 2/2
			Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
Not Used	C00111	1018	**Exponent**	O	R 1/15

Electronic Data Interchange

Power to which a unit is raised

| Not Used | C00112 | 649 | **Multiplier** | O | R 1/10 |

Value to be used as a multiplier to obtain a new value

| Not Used | C00113 | 355 | **Unit or Basis for Measurement Code** | O | ID 2/2 |

Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken

Refer to 004010 Data Element Dictionary for acceptable code values.

| Not Used | C00114 | 1018 | **Exponent** | O | R 1/15 |

Power to which a unit is raised

| Not Used | C00115 | 649 | **Multiplier** | O | R 1/10 |

Value to be used as a multiplier to obtain a new value

| | QTY04 | 61 | **Free-Form Message** | X | AN 1/30 |

Free-form information

Segment:	**LM** Code Source Information
Position:	085
Loop:	LM Optional
Level:	Summary:
Usage:	Optional
Max Use:	1
Purpose:	To transmit standard code list identification information
Syntax Notes:	
Semantic Notes:	
Comments:	**1** LM02 identifies the applicable industry code list source information.
Notes:	The LM loop will be used to report error conditions identified by the EDI Bank during the transaction edit process. The LM loop will not be used when transactions are validated and processed without errors.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes	
Must Use	**LM01**	**559**	**Agency Qualifier Code**	**M**	**ID 2/2**
			Code identifying the agency assigning the code values		
			HU Department of Housing and Urban Development		
	LM02	**822**	**Source Subqualifier**	**O**	**AN 1/15**
			A reference that indicates the table or text maintained by the Source Qualifier		

Segment:	**LQ** Industry Code
Position:	086
Loop:	LQ Mandatory
Level:	Summary:
Usage:	Mandatory
Max Use:	1
Purpose:	Code to transmit standard industry codes
Syntax Notes:	1 If LQ01 is present, then LQ02 is required.
Semantic Notes:	
Comments:	

Data Element Summary

Ref. Des.	Data Element	Name	Attributes
LQ01	**1270**	**Code List Qualifier Code**	**O ID 1/3**
		Code identifying a specific industry code list	
		Refer to 004010 Data Element Dictionary for acceptable code values.	
LQ02	**1271**	**Industry Code**	**X AN 1/30**
		Code indicating a code from a specific industry code list	
		The Department of Housing and Urban Development Transaction Edit Error Code will be reported in this data element. See pages following this data mapping guide for list of Error Codes.	

Segment:	**RED** Related Data	
Position:	087	
Loop:	LQ Mandatory	
Level:	Summary:	
Usage:	Optional	
Max Use:	100	

Purpose: To provide business data related to an item within a transaction to which a business application editing process has been applied, and an error condition has resulted

Syntax Notes:
1 At least one of RED02 or RED06 is required.
2 Only one of RED02 or RED06 may be present.
3 If any of RED03 RED05 or RED06 is present, then all are required.
4 If RED04 is present, then RED03 is required.

Semantic Notes:
1 RED01 provides the related business data, whose nature is defined by the code in RED02 or RED06.
2 RED02 is an X12-defined code identifying the specific type of related data in RED01.
3 RED03 identifies the agency maintaining the code list identified in RED05.
4 RED04 provides further qualification of the agency identified in RED03.
5 RED05 identifies the code list containing the code indicated in RED06.
6 RED06 is an industry-defined code identifying the specific type of related data in RED01.

Comments:
1 As an example of the use of the RED01 element, an application edit is applied to the Unit Price element within an Invoice (810) transaction set. The result of that edit indicates an invalid unit price. One piece of related business data would be the associated Product or Service Identification (data element #234). In this example, RED01 would be used to convey the associated Product or Service Identification.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	RED01	352	**Description**	M AN 1/80
			A free-form description to clarify the related data elements and their content	
	RED02	1609	**Related Data Identification Code**	X ID 2/3
			Code identifying the nature of data related to an application edit error condition	
			Refer to 004010 Data Element Dictionary for acceptable code values.	
	RED03	559	**Agency Qualifier Code**	X ID 2/2
			Code identifying the agency assigning the code values	
			Refer to 004010 Data Element Dictionary for acceptable code values.	
	RED04	822	**Source Subqualifier**	O AN 1/15
			A reference that indicates the table or text maintained by the Source Qualifier	
	RED05	1270	**Code List Qualifier Code**	X ID 1/3
			Code identifying a specific industry code list	
			Refer to 004010 Data Element Dictionary for acceptable code values.	
	RED06	1271	**Industry Code**	X AN 1/30
			Code indicating a code from a specific industry code list	

Segment:	**SE** **Transaction Set Trailer**
Position:	090
Loop:	
Level:	Summary:
Usage:	Mandatory
Max Use:	1
Purpose:	To indicate the end of the transaction set and provide the count of the transmitted segments (including the beginning (ST) and ending (SE) segments)
Syntax Notes:	
Semantic Notes:	
Comments:	**1** SE is the last segment of each transaction set.
Notes:	The SE segment is required each time a Transaction Set is sent.

Data Element Summary

	Ref. Des.	**Data Element**	**Name**	**Attributes**
Must Use	SE01	96	**Number of Included Segments**	M N0 1/10
			Total number of segments included in a transaction set including ST and SE segments	
Must Use	SE02	329	**Transaction Set Control Number**	M AN 4/9
			Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set	

NOTE: The control number is assigned and generated by the HUD's translation software. It should be sequential within the functional group to aid in error recovery and research. The control number in the SE segment (SE02) must be identical to the control number in the ST segment (ST02) for each transaction.

Electronic Data Interchange

ERROR CODES

Upfront Mortgage Insurance Premiums TS 824 for TS 820

CODE	MESSAGE
01	Invalid BPR16 Date
02	BPR16 Month Not 1-12
03	BPR16 Day Not 1-31
04	Invalid DTM097 Date
05	DTM097 Month Not 1-12
06	DTM07 Day not 1-31
07	Invalid DTM146 Date
08	DTM146 Month Not 1-12
09	DTM146 Day Not 1-31
10	Invalid DTM152 Date
11	DTM152 Month Not 1-12
12	DTM152 Day Not 1-31
13	BPR07 Invalid HUD ID
14	BPR09 Bad Bank Routing
15	BPR10 Bad Bank Account
16	N1PR04 Bad Mortgagee ID
17	REFZ802 Bad Case ID
18	REFYA02 Bad Case ID

CODE	MESSAGE
19	Bad Refinance Data
20	Late Payment Due Error
21	Late Pay/Int Due Error
22	Bad Late Pay, No/Int
23	Bad Late Pay, With/Int
24	Bad Interest Due Amount
25	Bad Penalty Amount
26	Unmatch BPR Payment
27	Orig = Prior Case No.
28	Future Closing Date